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**Governor's Office of Planning & Research**

**Dec 01 2020**

## **STATE CLEARINGHOUSE**

December 1, 2020

Ron Garcia, City Planner  
City of Baldwin Park  
14403 E. Pacific Avenue  
Baldwin Park, CA 91706

RE: Park Palazzo Project – Mitigated Negative  
Declaration (MND)  
SCH# 2020110064  
GTS# 07-LA-2020-03410  
Vic. LA-10 PM 33.495

Dear Ron Garcia:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed structure would be 6-stories in height and would include approximately 50,566 sf of general office space, 8,000 sf of medical-office space, and 1,200 sf of retail space, on an approximately 88,235 sf lot. In addition, the proposed project would provide a total of 221 parking spaces, including one level of subterranean parking with 21 parking stalls and a surface parking lot with 200 parking stalls. The building footprint would be 11,055 sf and represent lot coverage of 12.5 percent. The proposed project is expected to create approximately 284 employment opportunities, which is equivalent to one employee per 210 sf.

The nearest State facility to the proposed project is I-10. After reviewing the MND, Caltrans has the following comments:

Caltrans acknowledges and supports development that effectively utilizes nearby transit service, like the proposed Project aims to facilitate at the Puente Avenue Silver Streak station. However, due to the amount of car parking, the Park Palazzo Project is still designed in a way that induces demand for additional vehicle trips. This demand should be addressed with appropriate design and management principles. Caltrans supports reducing the amount of parking whenever possible. Research looking at the relationship between land-use, parking, and transportation indicates that car parking prioritizes driving above all other travel modes and undermines a community's ability to choose public transit and active modes of transportation. For any community or city to better support all modes of transportation and reduce vehicle miles traveled, we recommend the implementation of Transportation Demand Management (TDM) measures as an alternative to requiring car parking. Caltrans recommends the following:

- Reducing the amount of parking. The project currently exceeds the amount of parking required by the city.

- If surface parking must be built, it is recommended that it not face the street directly. By shifting the parking to the rear or interior of the project site, a more inviting streetscape can be created. A more active frontage, against the sidewalk, can encourage transportation walking and the use of transit.
- If the underground parking must be built, it should be designed in a way that is conducive to adaptive reuse. They should contain flat floors with ramps on the exterior edge, so that they can be more easily converted to more beneficial uses in the future.
- Adequate bicycle parking spaces be provided, allowing employees and customers to more easily take advantage of the project's central location and choose the bicycle as their mode of travel. Bicycle parking should be located onsite, on the ground floor, and within 200 feet of the pedestrian entrance to the main building.

While Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities, the Park Palazzo Project involves direct intersection changes at the eastbound Route 10 Dalewood Street off-ramp. Therefore, an encroachment permit will be required, and all environmental concerns must be adequately addressed. Please note that any modifications to the State facility will be subject to additional review by the Office of Permits prior to issuance of the permit.

Additionally, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please contact project coordinator Anthony Higgins, at [anthony.higgins@dot.ca.gov](mailto:anthony.higgins@dot.ca.gov) and refer to GTS# 07-LA-2019-03410.

Sincerely,



MIYA EDMONSON

IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse